

FILE

8/4/17

St. Andrew's Episcopal Church
53 North Main St., P.O. Box 593
North Grafton, MA 01536

Town of Grafton Planning Board
30 Providence Rd.
Grafton, MA 01519

RECEIVED

AUG - 4 2017

**PLANNING BOARD
GRAFTON, MA**

To The Members of The Board:

We are requesting a minor modification to the Site Plan Approval for our church located at 53 North Main St. We are currently leasing four small rooms off our Parish Hall (originally built for Sunday School) to three small businesses. Here are their names and hours of operation:

Room One: Creative Retreat - craft business

Owner: Mrs. Julie Wheaton

Hours of Operation: No regular hours. Mrs. Wheaton uses the room as office and storage space. Occasionally rents the large hall space on a Saturday (8 am – 8 pm) drop-in 'tag sale' of scrapbooking materials.

Room Two: Ischemix, Inc.

Ischemix is a privately-held pharmaceutical company located in Maynard, MA. They rent one room at St. Andrew's which is used by their Office Manager, Jacqueline Pooler, for record-keeping and billing only. No pharmaceuticals are manufactured or stored on the premises.

Hours of Operation: Monday – Friday, 8 am – 4 pm. Only Ms. Pooler works in the office.

Rooms 3 & 4: Smart Start Driving School

Owner: John Scricco

Hours of Operation: no regularly set hours in the two-room office space that they lease. Occasional small groups (4-6) of students with one teacher in the evenings, 6-8 pm. Rents the large hall separately for classes of 25-30 students during school vacation weeks (Monday – Friday, 9 am – 3pm.)

We have enclosed drawings of the interior and exterior of the church which show the location of the rooms being leased, the space regularly used by the church, and the parking lot, which actually has 20 parking spaces.

These businesses operate at times other than when we are having our regular worship service on Sundays at 10 AM. They also have little impact on other groups that occasionally use the building (eg. AA) or the Parish Office, which is open Tuesday – Thursday from 10 AM – 2 PM. In addition, the businesses make very limited use of our 20-spot parking lot. Driving School Students are dropped off and picked up by their parents, Mrs. Pooler is dropped off and picked up also. The only time there is significant use of our parking lot is for the occasional Saturday drop-in 'tag sales' held by Creative Retreats. For this reason, we believe we have ample parking to comply with the town's standards and we are requesting a minor modification to Site Plan Approval.

Thank you for your consideration of our request,
The Rev. Laura B. Goodwin, Rector & Mrs. Deborah Achilles, Senior Warden